

Meeting Notes
Buildings Work Group #4
November 16, 2007
City-County Building Rm. 662

Attendees:

- Madeleine Weil, City
- Curt Maxey, ORNL
- Mark Ternes, ORNL
- Bruce Glanville
- Tim Dimick, SACE
- Gil Melear-Hough, SACE
- David Reister, Sierra Club
- Elizabeth Eason, USGBC
- Ginna French, TVA
- Mark Brummette, PBA
- Susan Edwards, KUB
- Dick Kelso, ASHRAE
- Madeline Rogero, City

Low-Income Housing Energy Efficiency

Mark Ternes, ORNL

- Worked with low-income housing providers in Knoxville through DOE program – Knox Housing Partnership and Monday houses, KCDC Hope 6 houses. Lesson: important for energy efficiency to get in on the ground floor – 30% design stage is too late. EE should be built into pro-forma.
- Provides technical support for DOE's weatherization assistance program (national), training for the audit.

Madeline Rogero, City Community Development Department

- Community Development allocates HUD's HOME & CDBG funding. Low-income home owners can apply for emergency and minor home repair. Program is implemented through CAC and Knoxville Neighborhood Housing. Four HUD-certified CHODO's in Knoxville (community housing development organizations).
- CAC is very in to weatherization and energy efficiency. Do blower door test, higher than standard level of insulation.
- KHP applied to EZ blighted property redevelopment program. EZ program allows entity to apply for a loan to purchase blighted property and rehab, or for new construction. No interest, no principle for 6 months. If you sell, you pay back the principal only. If you occupy, the mortgage is for principle only. In blighted areas, the costs for building or rehab exceed the appraisal price, so subsidies are always necessary.
- KHP has proposed to build 7 homes to LEED silver certification. Has been approved by the loan committee. Total cost = \$142K per house. Premium for energy efficiency and visitability = \$13K (will be covered by HOME subsidy). Intended to be demonstration / pilot project – excess costs should come down as how-to knowledge increases. HUD is very supportive and will provide training.
- Community Development wants to implement energy efficiency through existing homes rehab program – fixes approximately 37 homes/year.
- Discussion – is there value to teaming up KHP's project with Jeff Christian (LEED certified and zero-energy together)? Energy Star based on HERS rating system.

- Conclusion: We need to set up a special meeting specifically on low-income housing energy efficiency. Madeline R. will take lead.

Solar Cities – DOE grant application solicitation

Curt Maxey, ORNL and Gil Melear-Hough, SACE

- DOE program to promote integration of PV power into a city's planning, zoning practices. \$100K/year for two years with 50% match from partners (can be in-kind). Jan. 9th deadline
- ORNL can support but can't play official role (DOE rule).

Green Skies Initiative

Tim Dimick, SACE

- Joint KUB-SACE draft proposal will be presented at the next work group meeting.
- Basic idea – create a targeted campaign to increase numbers of Green Power Switch participants in downtown Knoxville.

LEED for Municipalities

Beth Eason, USGBC

- Provided list of nine similarly-sized cities in SE region that have passed requirements for LEED certification for government buildings. Most require either regular certification or silver. About half have a de minimus size threshold (not required on buildings less than 5,000 sf).
- Nashville's ordinance requires LEED silver for public building projects equal or greater than 5,000sf (or costing \$2M or more. All city-funded projects are required to complete a LEED checklist and encouraged to maximize sustainable design principles.
- Provided list of six similarly-sized cities in SE region that provide incentives for LEED certification in commercial developments: tax abatements, fast-track permitting, reduction of permit fees.
- Discussion – Knoxville could build incentives/requirements for LEED into TIF/PILOT procedures.

Energy & Sustainability Task Force Meeting

- Scheduled for 12/12, 2-4 Small Assembly Room, City-County Building
- City will present energy consumption and emissions inventory.
- Working groups will summarize activity so far. Members are asked to be prepared to provide > one minute summaries of proposals under discussion.